

**PLANNING AND ZONING COMMISSION  
REGULAR MEETING AGENDA**

**Monday, December 19, 2005  
7:00 PM**

**TOWN HALL ANNEX BUILDING  
57 MAIN STREET, ELLINGTON, CT**

**I. CALL TO ORDER:**

**II. PUBLIC COMMENTS:**

**III. PUBLIC HEARINGS:**

1. #S200509 – Brook Crossing Developers, LLC for a 9 lot subdivision on property located at the Extension of Brook Crossing, APN 119-004-0000 in an RA Zone.
2. #Z200540 – Brook Crossing Developers, LLC for a special permit for a rear lot in conjunction with a 9 lot re-subdivision on property located on Brook Crossing, APN 119-004-0000 in an RA Zone.
3. #S200511 – REM Motor Rental for a 2 lot subdivision on property located on West Road, APN 046-001-0000 in a PC & RA Zone.
4. #Z200541 – Deer Valley, LLC for a zone change to MF Zone on property located at 160 Windermere Ave, APN 026-002-0000, 026-002-0033 in an RA Zone.
5. #S200514 – Janet Hall for a 3 lot subdivision on property located at 110 Pinnacle Road, APN 075-018-0000 in an AA Zone.
6. #Z200542 – Landmark Surveys, LLC for a zone change to C Zone on property located at 298 Somers Road, APN 083-002-0000 in an RA Zone.
7. #S200513 – Santini Builders, LLC for a 2 lot subdivision on property located on Windermere Ave, APN 025-036-0000, 026-002-0000 in an AA Zone.

**IV. NEW BUSINESS:**

1. Discussion with Rudolph Luginbuhl regarding Zone Change at 35 West Road from C/A to C.
2. Request for a 90-day extension to file subdivision mylars for the MacVarish Subdivision #S200507.
3. Appointments to CRCOG Regional Planning Commission.
4. #Z200543 – CD Builders, Inc. for a site plan modification and special permit for change of use from repair garage to convenience store and complete minor site improvements on property located at 83 West Road, APN 028-056-0000 in a C Zone. (RECEIPT ONLY)

**V. UNFINISHED BUSINESS: NONE**

**VI. ADMINISTRATIVE BUSINESS:**

1. Set the effective date for the zone change from PC & RA to RA on property located at 120 Stafford Road, APN 148-021-0000.
2. Discussion with John Jendza regarding Amendment to Signage Regulations.
3. Planning & Zoning representative for the Permanent Building Committee.
4. Approval of Meeting Minutes:
  - a. November 16, 2005 Special Meeting
5. Correspondence:
  - a. Memo to the Board of Selectmen to Conservation Commission dated, November 30, 2005. (Request for capital improvement)
  - b. CONNECTICUT FEDERATION OF PLANNING AND ZONING AGENCIES QUARTERLY NEWSLETTER.
  - c. 2006 Meeting Schedule.

**VII. ADJOURNMENT**